

Applicant	Maison Saint-Antoine LLC, Old Progresso Village	
Request	Vacation of Alley	
Location	600 & 700 Blocks of NW 1 and 2 Avenues	
Legal Description	Alley lying W. of Lots 1-11, and E. of Lots 33-42, Block 320, Progresso, PB 2, P 18; together with that portion of the Alley lying N. of Tract "A", S&R Investment Co. Plat, PB 76, P 26	
Property Size	6,621 s.f. or 0.152 acres	
Zoning	RMM-25/I	
Existing Land Use	Public right-of-way	
Future Land Use Designation	Northwest Regional Activity Center	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Objective 2.	
Other Required Approvals	City Commission	
Applicable ULDR Sections	Sec. 47-24.6, Vacation of Right-of-Way	
Notification Requirements	Sign Posting 15 days prior to meeting; Mail Notice 10 days prior to meeting.	
Action Required	<ul style="list-style-type: none">• Recommend Approval of the Vacation; or,• Deny the Application.	
Project Planner	Name and Title	Initials
	Angela Csinsi, Planner II	
	Authorized By	
	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning & Zoning Manager	

Request:

The applicant and the surrounding owners of properties adjoining the right-of-way request the vacation of the L-shaped alley located at the 600 & 700 Blocks of NW 1st and 2nd Avenues. The alley is unimproved and the adjacent property owners would like to improve security in the area by enclosing the subject right-of-way.

This request was reviewed at the September 23, 2003 Development Review Committee (DRC) meeting and all comments have been addressed. The application was also reviewed at the Property and Right-of-Way (PROW) Committee on September 18, 2003. This committee recommended approval subject to the condition that the utilities are either retained in an easement or an arrangement made for any necessary relocations (see **Exhibit 1**).

TECO Peoples Gas has indicated that they have no facilities in the area to be vacated and therefore have no objection to the vacation. Comcast, FPL and BellSouth have indicated that they have no objection as long as easements are provided within the vacated alley as needed or relocations are paid for by the applicant.

Pursuant to ULDR Section 47.24.6, Vacation of Rights-Of-Way, the applicant has provided **Exhibit 2** relative to how the request meets the vacation criteria.

Staff Determination:

Staff has determined that the proposed vacation meets the criteria in Sec 47-24.6.

Should the Board approve the proposed vacation, the following conditions are proposed by staff:

1. A utility easement shall be retained within the vacated segment of the street.
2. If any relocations are required, the full cost shall be borne by the applicant and the relocation plan shall be reviewed and approved by the Engineering Department.
3. Final DRC approval.

Planning and Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development meets the standards and requirements of the ULDR and criteria for vacation of rights-of-way, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards.
2. If the Planning and Zoning Board determines that the proposed development does not meet the standards and requirements of the ULDR and criteria for the vacation of rights-of-way, the Planning and Zoning Board shall deny the right-of-way vacation request.